

RESIDENT INFORMATIONAL MEETING

EDGETOWN ACRES NEIGHBORHOOD RECONSTRUCTION – PHASE 1

Tom Wesolowski – City Engineer



OVERVIEW

- Project Area
- Feasibility Study Process
- Existing condition of streets & utilities
- Goals for the project
- Impacts to residents
- Typical construction
- Special assessment information
- Proposed schedule

PROJECT AREA & FEASIBILITY PROCESS

- Project proposed for 2020
- Feasibility Study
 - Preliminary design
 - Public meetings with residents
 - Present to City Council
- Public Hearing
 - Direct staff to prepare final plans & specifications



EXISTING CONDITIONS

- Approximate length of streets – 5,300-feet
- Average road width – 28-feet
- No curb & gutter - rural road section
- Sanitary sewer & water systems
- Stormwater runs along road edges and collected in ditches, no treatment

GOALS

- Remove existing pavement, install concrete curb & gutter and new pavement
- Road width approximately the same – 28-feet wide
- Replace sanitary sewer system and services to property line
- Repair/replace portions of water distribution system
- Install stormwater collection & treatment
 - Address ditches
- Replace existing street lights

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IMPACTS TO RESIDENTS

- Driveways
 - Portion of driveway removed & replaced – same material
 - Removal amount determined on case by case basis
 - City does not broker construction of private drives
- Mail delivery
 - Mailboxes removed & placed in yard, resident store
 - Temporary mailboxes will be provided – US post office determines location
 - Mailboxes reinstalled near end of project – will install new if provided
- City does not pay to replace items in right of way – 14-feet from edge of roadway
 - Irrigation/sprinkler systems, invisible fence, landscaping
 - Exception – trees – City will provide replacement trees







TYPICAL CONSTRUCTION

- Notifications sent to residents prior to start of construction & periodically during construction
- Construction updates posted to City's project webpage: shoreviewmn.gov/projects
- Residents will be inconvenienced during construction
 - Construction hours 7am to 7pm Monday-Friday and 8am to 7pm on Saturday
 - Experience delays/limited access to driveway during the day
- Driveway access every evening
 - Exception - after placement of concrete curb and gutter or concrete driveway – need 7-days to harden

ASSESSMENTS

- City levies special assessments to benefitting properties for improvements
 - Street – concrete curb & gutter
 - Storm sewer
 - City does not assess for replacement of existing infrastructure
 - Assessments typically cover less than 10% of the total project cost
- Assessment process in accordance with MN Statutes, Chapter 429
 - Public hearings - prior to bidding project & prior to final assessment
- Street Assessment – per lot basis, corner lots receive ½ assessment
 - Based on cost of curb & gutter
 - Estimated per-lot assessment = \$1,800

ASSESSMENTS CONTINUED

- Storm Assessment – based on area of lot
 - 0 – 13,000-sf = \$0.07/sf then 13,001 – 19,000-sf = \$0.035
 - Maximum assessment amount = \$1,120
- Estimated total assessment = \$2,920
- Estimated assessment part of Feasibility Study
 - Final assessment amount determined after project completion
 - Final assessment will not be more than estimated assessment in Feasibility Study
- Affected properties notified & public hearing held – typically 1-yr after project (Sept. 2021)
- Payment options
 - Prepay in full or pay portion (October 2021)
 - Remaining amount added to tax statement – equal payments spread over 10-years – interest rate typically 3.5 to 4% - first payment in 2022

PROPOSED PROJECT SCHEDULE

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|--------------------|--|
| ■ January 2020 | 2 nd Resident Meeting – present preliminary plans |
| ■ January 2020 | Feasibility Study to Council |
| ■ February 2020 | Public Hearing |
| ■ March/April 2020 | Bid Project |
| ■ May/June 2020 | Start Construction |
| ■ Sept/Oct 2020 | End Construction |